



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 1, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA

A. Minutes from the [workshop](#) and [regular](#) meeting on October 11, 2007.

B. Final Plat [FP06-26](#) – ([Drawing](#)) M. Zimmermann

Proposed Final Plat of Hudson at University Subdivision – Phase One, being 3.474 acres of land out of Richard Carter Survey, A-8, adjoining the north side of University Drive between State Highway 6 and Coppercrest Drive in Bryan, Brazos County, Texas.

C. Final Plat [FP07-26](#) – ([Drawing](#)) M. Zimmermann

Proposed Final Plat of Park Hudson Subdivision – Phases 10 and 11, being approximately 26 acres of land located near the intersection of University Drive and Corporate Center Drive in Bryan, Brazos County, Texas.

D. Final Plat [FP07-28](#) – ([Drawing](#)) J. Fulgham

Proposed Final Plat of Fry Addition, being 1.01 acres of land located along Steep Hollow Road in the ETJ of Bryan, Brazos County, Texas.

E. Alley Closing AC07-04 - R. Haynes

A request to permanently close a 20 foot by 250 foot unimproved alley right of way in Block 234 of the Bryan Original Townsite located near Reed Avenue and West 23rd Street in Bryan, Brazos County, Texas.

ALL MATTERS LISTED ON THE REGULAR AGENDA BELOW ARE SUBJECT TO INDIVIDUAL STAFF PRESENTATIONS, DISCUSSION, AND ACTION BY THE PLANNING AND ZONING COMMISSION.

REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council.)

5. Planning Variance PV07-36 - R. Haynes

A request to vary from the current 7.5 foot side setback to the previous 5 foot setback for 3117 Broadmoor Drive, Lot 3, Block 2 in the Briarcrest West Subdivision in Bryan, Brazos County, Texas.

6. Planning Variance PV07-37 - R. Haynes

A request to vary from the current 7.5 foot side setback to the previous 5 foot setback for 3117 Broadmoor Drive, Lot 3, Block 2 in the Briarcrest West Subdivision in Bryan, Brazos County, Texas.

7. Planning Variance PV07-38 – R. Haynes

A request for a 10 foot variance from the required 25 foot front building setback for 3117 Broadmoor Drive, Lot 3, Block 2 in the Briarcrest West Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval.)

8. Rezoning RZ07-40 - J. Fulgham

A request to rezone approximately 1.27 acres of land from Office District (C-1) to Retail District (C-2) located at 2901 Trophy Drive, and being Lot 4, Block 2 in the Penner Place Subdivision in Bryan, Brazos County, Texas.

9. Rezoning RZ07-41 - R. Haynes

A request to amend the development plan for the Traditions Planned Development consisting of 789.57 acres located near the intersection of West Villa Maria Road and Traditions Boulevard in Bryan, Brazos County, Texas.

10. ADJOURN

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR WENDY WELDON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.